

West Hillhurst Planning Committee Meeting Minutes February 20, 2024 7:00pm Zoom Meeting

Attendance

Chairperson: Interim Chair Marc Rosso
Coordinator: Karen Dahl
Members present: Janice Paskey, Wayne Newby,
Guests present: Clay Israelson & Devon Klingenberg (New Century Designs), Jon & Jasna Heinrichs, Madeleine Hardy, Tamara Erickson

1. 7:00pm DP2024-00225: 2011 7 AV NW, New: Rowhouse Building (3 building), Secondary Suite (10 suites), Accessory Residential Building (garage)

Clay Israelson from New Century Designs presented the following information:

- The increase in density is permitted under the city's change to Grade-Orientated Infill (R-CG) district that was approved in January 2023.
- Development will have a single family home on the west side of the property and transition to five townhomes on the north side and four townhomes on the south side. All units will have basement suites.
- The Grade-Orientated Infill (R-CG) district allows for 0.5 parking stalls per unit and suite. There will be ten detached parking stalls with class 1 bike parking as well as alternative mobility storage lockers.
- The site will have large garbage and recycling bins with private bi-weekly waste management.
- Each unit will have a tree in the front with a total of 13 trees proposed and 38 shrubs.
- Eagle Crest plans to hold the units as long term rentals.

WHCA Planning Committee submitted the following comments:

- If DP2024-00225 is approved, we expect Eagle Crest Construction to comply with all of the conditions of approval and we expect assurances from the builder that the tree bylaw and sidewalk remediation will be followed.
- We request the developer give back to our community, perhaps by installing a flashing beacon at the intersection of 7 Ave and 19 Street NW.
- The WHPC is generally concerned about the uniqueness of the intersection at 7 Ave and 19 Street NW. The increased vehicular traffic volume will pose increased danger to pedestrians and cyclists in a very busy and complex mobility area of the community, one that is close to a heavily used community association, as well as both elementary and high schools. This is in direct violation of multiple City policies that place pedestrians and cyclists at the top of the mobility hierarchy.

- We appreciate the use of brick for the front facade and would like to see it incorporated for the entirety of the building.
- The entrance stairs to each unit should be made from cement.
- We encourage the developer to use the Molok bin system for waste removal.
- New developments are required to plant trees to enhance our neighbourhood's urban canopy. We expect the tree schedule to be followed and monitored as per the City's tree requirements for new homes bylaw:
<https://www.calgary.ca/development/home-building/new-home-trees.html>
- Please see the attached letter regarding treeless homes in West Hillhurst.

WHCA Transportation Committee Comments:

While we understand that a mobility person reviewed this application, we were unable to identify or talk to this person before the application deadline. To this end, we recommend:

- Class 1 bike racks and storage for at least 10 bicycles including ebikes as well as Class 1 Visitor bike racks.
- Over the past few years, the WHCA transportation committee has requested for 7 Ave NW a Liveable Street Program funding (denied) and on street bike lanes as per the City of Calgary Paving Policy (denied). In order to increase safe cycling we request painted on street bike lanes on 7 Ave. This will add to the safety of this development's bike mode and its additional street traffic.
- Given the dangerous street design of 7 Ave (wide, straight with no stop signs) we request proper remediation of the 2 west most speed tables that were incorrectly reinstalled too low after paving.
- There is much concern about the impact of added vehicles on 7 Ave/19 St NW intersection. We ask for added safety measures at this intersection including a painted wheeling lane and removal of the slip lane.

2. 7:40pm Development Permit Applications:

DP2023-06783: 2203 WESTMOUNT RD NW, Addition: Social Organization (south elevation)

- We would like to see images of the proposed manufactured freezer and would like clarification if it is to be enclosed.
- Lot coverage ratios were not provided on the drawings. It appears the additions will put the building over allowable coverage.

- The new addition appears to overtake the available onsite parking at the rear of the building.
- We expect lot coverage ratios and parking bylaws to be adhered to.

DP2024-00463: 2004 1 AV NW, Change of Use: Office

- No comments.

DP2024-00625: 110 18A ST NW, Revision: Liquor Store (change of use to DP2015-4956)

- The submitted renderings suggest a future grocery store is unlikely. As a result of the lengthy consultation phase for the Frontier development, residents have been expecting a grocery store as part of the commercial services. We are disappointed in the planning process.
- The proposed liquor store is in conflict with current bylaws.
 - *City of Calgary Land Use Bylaw 1P2007; Part 4, Division 2, Rule 225d/e 225. "Liquor Store" d. In all Districts, not including the C-R2, C-R3 and CR20-C20/R20 Districts, must not be located within 300.0 metres of any other Liquor Store, when measured from the closest point of a Liquor Store to the closest point of another Liquor Store;*
- The WHCA Planning Committee requests that the current bylaws are respected in regard to liquor stores and their proximity to other liquor stores and schools.
- It is our understanding that there has been a relaxation made for the liquor store at 226 19 Street NW DP2021-5444 (a revision to DP2019-0979) and its proximity to Queen Elizabeth School.
- The 2016 Main Streets Consultation identified *"More commercial services and businesses. These include: Easy access to commercial services you need for daily life within the neighbourhood: groceries, hardware, pharmacy, gardening, a variety of restaurants."* Liquor stores were not mentioned by residents in this consultation. West Hillhurst has a population of 6,500 people with four liquor stores in its boundaries including one that was allowed a relaxation.

DP2023-07850: 2402 WESTMOUNT RD NW, New: Multi-Residential Development (1 building)

- It appears from the renderings that both Colorado Spruce trees could remain intact on the site.
- Shoring the south side of the new building excavation during construction will minimize the building excavation and protect both trees, the SW (panned for removal) and SE (planed to remain)

- Both trees are co-owned between the property owner and the City. Who will pay the value of tree T-32112644 if it is removed from the property and where will those funds be allocated?
- We would like to review the response from the City to the developer after the initial submission of this DP in November 2023.
- New developments are required to plant trees to enhance our neighbourhood's urban canopy. We expect the tree schedule to be followed and monitored as per the City's tree requirements for new homes bylaw:
<https://www.calgary.ca/development/home-building/new-home-trees.html>
- Please see the attached letter regarding treeless homes in West Hillhurst.
- The applicant should consider water drainage issues on this parcel.

DP2024-00949: 2720 5 AV NW, New: Single Detached Dwelling (west dwelling), Secondary Suite (basement), Accessory Residential Building (garage)

- To ensure the final build is not over allowable height, it is recommended the builder does not design to maximum height.
- The committee is very concerned with the amount of tree and shrub removal and lack of replacement trees proposed.
- New developments are required to plant trees to enhance our neighbourhood's urban canopy. We expect the tree schedule to be followed and monitored as per the City's tree requirements for new homes bylaw:
<https://www.calgary.ca/development/home-building/new-home-trees.html>
- Please see the attached letter regarding treeless homes in West Hillhurst.

DP2024-00950: 2720 5 AV NW, New: Single Detached Dwelling (east dwelling), Secondary Suite (basement), Accessory Residential Building (garage)

- To ensure the final build is not over allowable height, it is recommended the builder does not design to maximum height.
- The committee is very concerned with the amount of tree and shrub removal and lack of replacement trees proposed.
- New developments are required to plant trees to enhance our neighbourhood's urban canopy. We expect the tree schedule to be followed and monitored as per the City's tree requirements for new homes bylaw:
<https://www.calgary.ca/development/home-building/new-home-trees.html>
- Please see the attached letter regarding treeless homes in West Hillhurst.

5. 8:15pm Other Items:

- Approve January 15, 2024 Meeting Minutes
- Transportation Committee Update
 - City transportation engineer plans for wider sidewalks, bike lanes and trees on 19 street.
 - Diary lane redesignated to a park from a laneway
 - Protected bike lanes on 6 ave between 14 St and 19 St.
- Broadview Park status
 - Lease until 2030. City reviewing public access to the park.
- New Business

6. Information Items:

- SB2024-0007: 2036 BROADVIEW RD NW, Proposed Use: Single Detached Dwelling(s)
- SB2024-0024: 2021 6 AV NW, Proposed Use: Single Detached Dwelling(s)
- DP2024-00232: 2123 6 AV NW, Contextual Single Detached Dwelling, Accessory Residential Building (garage)
- SB2024-0040: 2720 5 AV NW, Proposed Use: Single Detached Dwelling(s)

Adjourned 8:45pm